

Want Ads.,
Agriculture,
Commerce.

The Times

INDUSTRIAL SECTION

Dispatch

Financial,
Manufacturing,
Real Estate.

THE DISPATCH FOUNDED IN 1850.
THE TIMES FOUNDED 1856.

RICHMOND, VA., SUNDAY, JANUARY 29, 1911.

PRICE FIVE CENTS.

REAL ESTATE AND BUILDING NEWS

Y. W. C. A. Property on
East Franklin Bought
by Restaurant Man.

QUIET ACTIVITY TONE OF MARKET

Few Large Sales—Many Small
Ones—Iniquitous Deed Taxes
Ruffling—Decision in Roun-
tree-Saville Case a Starter
in Right Direction.
Other States' Charges.

A quiet and unadorned activity prevails in the real estate realm, at least that is the way one of the leading agents expressed it yesterday. It may be said that this agent is one of the older men in the business and has for many months past, even a year or more past, contended that swapping properties and speculating, that is buying to-day to sell to-morrow, was not an altogether healthy thing for the general market, and that after the speculative fever, which in days not long past was raging to some extent, abated there would be much real good and solid business and much buying by home builders and permanent investors. This somewhat venerable and very conservative agent tells me this thing has about come to pass, and to him, and indeed to most of the agents, the skies are looking very bright.

Sales That Were Made.
It is now an assured fact that what is known as "real estate money" has loosened up in good fashion and the man who wants to buy a home and has some of the cash does not have to run around and beg for a loan to complete the job, but the lender seeks him.

The sales for the past week were in the main small, but there were a goodly number of them, and they total something like \$150,000. Perhaps the largest single sale of the week was the store No. 316 East Broad Street, which sale was engineered by Polard & Bagby. Dr. J. P. Davidson was the seller and H. S. Wallenstein the buyer, the price being \$35,000. The Charles A. Rose Company sold Grove Avenue residential property for \$15,000, and C. L. & H. L. Deacon sold the same kind of property on the same avenue for \$10,000. G. N. Davis being the former owner. The Demons also sold a Hanover county farm for G. A. Smith for \$10,000.

Y. W. C. A. Sold Home.
Payne & Corling made a very interesting sale that will work a change in things around on East Franklin Street. They sold the property, a well known restaurant and lunch room, the property No. 709 and 711 East Franklin Street, which has been long owned and occupied by the Young Women's Christian Association, the price paid being \$25,000. It is probable, in fact, almost certain, that Mr. Cobb will remodel and almost entirely rebuild the mansion and convert it into an up-to-date men's and women's restaurant and lunch room.

The Young Women's Christian Association, which is now well fixed financially, will buy quarters elsewhere or more likely buy an eligible lot and build a modern house for the work it has in hand. It is understood that the association has options on property already but so far as can be learned no deal has yet been closed.

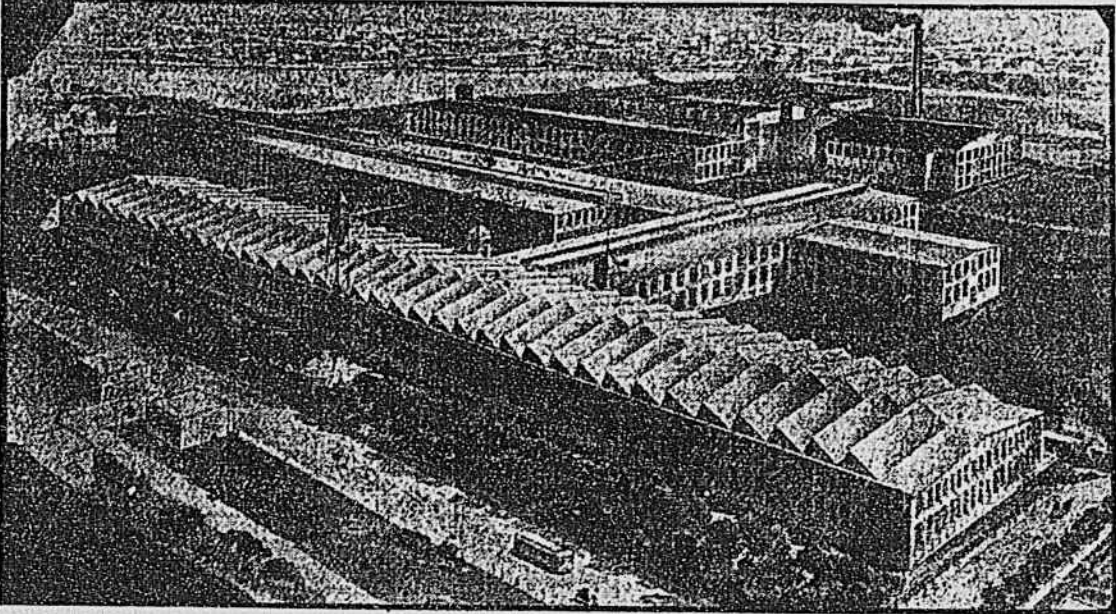
All of the other sales that went to make up the gratifying total for the week were on the small order and spread over a large space, from Fulton, through Church Hill to the far West End, the larger proportion of the sales being in the Lee District and West End regions.

In the Charming Suburbs.
There was considerable activity in the suburbs, although the real sector for selling suburban property is yet a month off. Sales were made in Battery Court, Highland Park, Norwood, Westhampton, Woodland Heights and elsewhere.

Building Operations. Especially in the suburbs, continue quite active. In Ginter Park a number of new homes have recently been started. Notwithstanding the recent bad weather the houses that are now under construction are making rapid progress among them being those of R. C. Wight, S. L. Lindsay, O. C. Peers and others. A home was started last week for Mrs. E. H. Lyons, and it will be erected on Seminary Avenue near Westwood. The citizens of Ginter Park seem to be determined by united action to make their surroundings more and more beautiful and to have every necessary convenience and protection. They have recently purchased a road of 800 feet of hose, and they expect to put up a number of street signs, and have the park made generally more attractive. This question of paving the sidewalk along Chamberlayne Avenue has also been discussed, and it is expected that several thousand feet of sidewalk will be laid on that avenue within the next few months.

Record Taxes and Fees.
When skimming around for real estate news I ran into a veritable host of news, to the effect, the offices of J. Thompson Brown. There were several "inquiries" and prominent investors, and they were discussing the deed tax question in all of its bearings. "The best news of the week that I know of," said Leroy E. Brown, of the firm, "is the decision of the Supreme Court of Appeals confirming the decision of Judge J. Carter Scott in the Rountree-Saville case, which, I hope, is but the beginning of the end of one of the most shameful impositions that was ever perpetrated by a State upon its unsuspecting citizens, and which a long-suffering people have endured without a murmur, until this last straw put on the camel's back by the Attorney-General. This decision," continued he, "only lifted a straw from the backs of the thousands, and in some cases tens of thousands, of dollars daily mulcted from men who buy homes or lots and

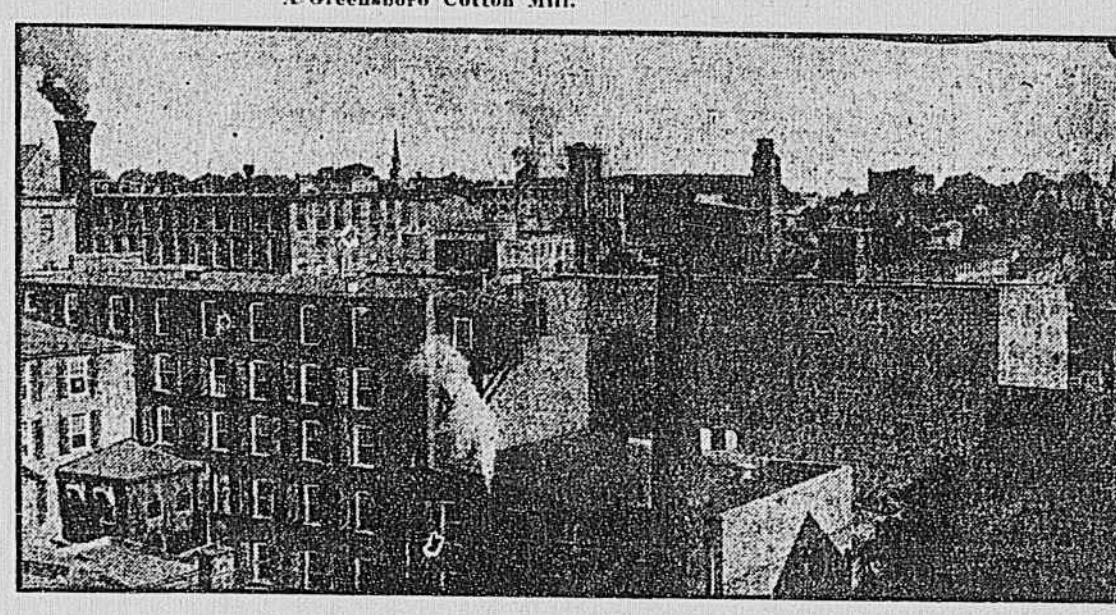
THINGS DOWN IN NORTH CAROLINA



A Greensboro Cotton Mill.



Beautiful Elm Street, Greensboro.



Winston-Salem Manufacturing District.

NEW INDUSTRIES PLANNED IN SOUTH

Developmental Announcements
of Past Week From Various Sections.

[Special to The Times-Dispatch.]
Baltimore, January 25.—Among the announcements of Southern industrial and other developmental enterprises in this week's issue of the Manufacturers' Record are the following:
Chattanooga Estates Company, Chattanooga, Tenn., is being organized with \$5,000,000 capital stock to develop 8,000 acres of Hamilton county land, on the Tennessee River opposite Chattanooga, for industrial purposes in connection with the extensive mining and manufacturing plans of the Durham Coal and Iron Company, the \$10,000,000 corporation of which particulars were announced several weeks ago; access from Chattanooga to the 8,000 acres will be facilitated by the construction of two bridges, one costing \$325,000 and the other costing \$375,000, of which there will be furnished \$75,000 on each bridge by Charles B. Eddy and Hallgarten & Co., of New York. C. E. James, of Chattanooga, and others who organized the Durham Company and are planning the Chattanooga Estates Company.

Castle Cotton Mills, Monticello, Ga., has organized with \$1,000,000 capital stock to build a plant of 50,000 spinning spindles, 5,000 twister spindles, 1,200 looms, etc., driven by 5,000 electrical horsepower.

Jacksonville Electric Company, Jacksonville, Fla., plans the construction of a power plant and piers to cost about \$150,000; details will soon be determined.

Truckers' Crates and Barrel Company, Savannah, Ga., has organized with \$200,000 capital stock to manufacture patented machinery and will organize subsidiary companies throughout the South to use this machinery in manufacturing barrels and crates.

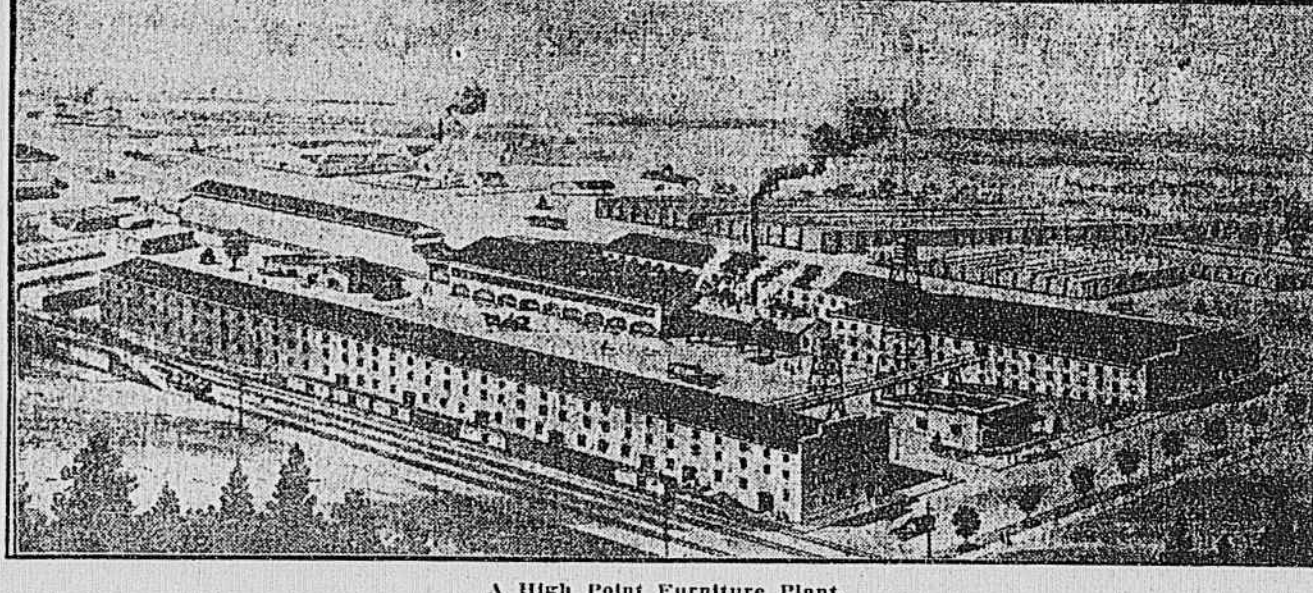
Quinton Coal and Brick Company, Quinton, Okla., was incorporated with \$600,000 capital stock to develop 6,000 acres of coal and shale land and erect a vitrified brick plant costing \$16,000.

Iron and Steel Company, Houston, Tex., increased capital stock from \$500,000 to \$1,000,000 to extend trade and provide additional warehouse facilities.

Southern Telephone and Telegraph Company, Houston, Tex., is planning to invest \$600,000 for 1011 improvements, including the \$400,000 main exchange building heretofore announced.

Yorktown Chemical Works, Yorktown, Va., was chartered with \$300,000 capital stock by New York parties.

Morris Iron Works, Frederick, Md., completed organization and will triple size of plant, the improvements to include erecting a main building containing more than 81,000 feet of floor space.



A High Point Furniture Plant.

\$75,000 capital stock to build rice mill and warehouse.
O. F. James, Chattanooga, Tenn., purchased 15,300 acres of Dade county, Ga., iron and timber lands, and plans development in connection with other properties.

Allegood Hosiery Mills Company, Vaughan, N. C., was incorporated with \$12,000 capital stock, to manufacture hosiery.

American Cattle Guard Co., New Orleans, La., was incorporated with \$100,000 capital stock, to manufacture cattle guards.

Charlotte Steam Laundry, Charlotte, N. C., has plans for the construction of a freeproof building to cost \$20,000; modern steam laundry machinery will be installed.

TO BOOST DISPUTANTA.
Prince George Business Men's Association Organized.
[Special to The Times-Dispatch.]
Disputanta, Va., January 25.—The business men of Disputanta met in the bank building here Thursday night and organized the Prince George Business Men's Association with the following officers: Thomas Temple, president; A. E. Raney, vice-president; and A. N. Cocks, secretary and treasurer.

The object of the organization is to develop the business of Disputanta and the adjoining community, and to induce and promote business enterprises.
These cows spent some time in quarantine near New York City, and after being released by the government officials were sent to Oak Ridge by express, freight being too slow for the cattle for Oak Ridge.

WHI Build Larger Plant.
[Special to The Times-Dispatch.]
Lynchburg, Va., January 25.—The Thornhill Wagon Works, which was burned out on the night of December 2, has had plans prepared for a new plant just outside the city limits. The main building will be 100 by 600, and this, with other buildings, will give the concern twice the amount of floor space enjoyed in the old plant. The number of employees is to be largely increased, and it is expected this will be up to 300 before the close of the year.

VIEWS AND NEAR VIEWS, HINTS AND SUGGESTIONS

Promising South America—Aeroplane Factory
Again—Industrial Section's Big Work—Virginia Burley Situation Up to Manufacturers—Hints as to Stock Industry—Minor Near Views.

FRANK S. WOODSON,
Industrial Editor.

In olden times Virginia and Richmond did a great business with South American countries, especially with Brazil. Ships landed at the Richmond docks laden with coffee and other South American products and went back to that country loaded with Richmond-ground flour, ground from Virginia and North Carolina-grown wheat, and with other products and manufactures.

This South American trade was for one reason and another lost to Richmond and Virginia, but the indications now point to the early resumption of lively business relations between Brazil and other South American States and the Southern ports of the United States. The Charlotte Observer remarks upon the fact that the Southern manufacturers, with good reason, look to South America as the logical direction in which their export trade of the near future should most expand. They still have their eyes on the Far East and hope to recover lost ground, but recent discouragements dispose them to give South American markets more attention than ever before. There the field is vast, competition is not so highly developed, a far greater variety of goods is called for, and as regards most ports our geographical position confers a decided advantage.

Commenting along this line, the Observer says:

"We are nearly every South American country's best customer, whereas South American countries buy little from us. This comes about largely because we get South American products to a very considerable extent by way of Europe—a channel in which our exports, naturally, will not flow." And then it advocates the adoption of the Gallinger bill, now under consideration in Congress. The bill, it believes, provides for a better direct mail service between this country and South America by paying the ships better money for carrying the mails. It may be a kind of ship subsidy bill in modified and less expensive form, but whatever it is, it results in increasing the sales in South America of our products of the Southern farms and factories it behooves Richmond manufacturers and merchant to be ready to be among the first to get on the job. Richmond can lead in anything it takes a mind to, and experience of a half a century ago taught Richmond

manufacturers that South America is a good country to trade in.

A Richmond Aeroplane.
Only last week I had something to say about airships and their manufacture, claiming that there is no better place in the world to start an airship factory than Richmond. Now I learn that a Richmond genius has invented what he calls a "safety aeroplane," by which he means an airship that will not come back to the earth at the wrong time and in the wrong way. The inventor is emphatic in his statement of the opinion that had his "safety" been in use Johnstone, Moisant and Hoxey need not and would not have met with death. The inventor tells me that he, like most inventors, is without capital, and he wants some man, or several of them who have funds to invest, to consider the question of coming profits in aeroplane manufacturing, and if they think there is money in it to join him in securing patents in this country and in foreign lands. The Industrial Section will furnish the inventor's address to anybody who means business.

I am still of the opinion that in the near future the general manufacture of airships is going to be a tremendous business in this country. Virginia should not Richmond get the running start in the coming industry? It has the money, has had it all the time, and now it seems to have the inventive talent also.

There's Work Ahead.

Thad R. Manning, the able and discriminating editor of the Henderson (N. C.) Gold Leaf, is recovering from a spell of sickness, and is sojourning for a while for that purpose in a Richmond hospital. He writes regularly for his paper from the hospital. In one of his letters he speaks of reading the Industrial Section, and among other things, says:

"I have sometimes thought that the people of Virginia, like the people of North Carolina, do not really know what a goodly heritage is theirs in the land they possess. Rich in natural and undeveloped resources, of minerals, forests and water power, fertile soils, navigable streams, and spreading waters teeming with great wealth, this is indeed a State of vast riches and vaster possibilities. The Industrial Section of The Times-Dispatch is doing its share in the work of acquainting the home folks as well as the outside world with the State as it is and as it is destined to become in

TOBACCO BREAKS; MUCH LEAF SOLD

Heavy Deliveries for the Week
in All Virginia and Carolina
Markets.

BIG BURLEY SALES THIS WEEK

Sun-Cured Stocks Show Up in
Good Order—Prices Well
Sustained.

Another big week in the loose leaf tobacco trade has gone to record. From all of the Virginia and North Carolina markets there come reports of very heavy breaks, the weather conditions having been generally favorable for the handling of the weed. Notwithstanding the large deliveries there are no reports of any material weakening of values, and generally speaking the men who grow the weed were satisfied with their accounts of sales. The loose leaf sales in the five warehouses of Richmond amounted to fully a million and half pounds of which from 250,000 to 300,000 pounds consist of the Burley goods. A larger portion than usual of the Burley stock put on the market the past week consisted of Virginia grown tobacco, the balance coming mainly from West Virginia.

The active demand for sun-cured stocks continued without the slightest abatement, and the manufacturers were expected to note a much larger portion of the better grades of sun-cured leaf, and also the exceptionally low order in which it was being worked. Under these conditions there was no weakening in prices. On the contrary, towards the latter part of the week there was noticeable an upward tone and fractional advances for good fillers and good wrappers.

While the deliveries of sun-cured are expected to be large again this week they will probably show some falling off as compared with last week. However, the prospects for a large sale of Burley are good. A bunch of Fluvanna county Burley growers, headed by Captain Charles Sheard, of the Fork Union section, with to-morrow's market the bulk of their Burley crops, and they say they have made a big improvement in the quality and color of the stock raised last year as compared with that of the previous year, which was their first experiment with this type.

Lynchburg Tobacco Market.
Lynchburg, Va., January 25.—John D. Oglesby, of the Lynchburg Tobacco Warehouse Company, Inc., makes the following report of tobacco sold on the Lynchburg market:

Sold week ending January 20, 1911:
Solid week ending January 20, 1911:
Pounds; increase this week 42,100 pounds.
Sold from September 1, 1910, to January 20, 1911, 6,588,200 pounds.
Receipts were again heavy this week, but were handled easily without there being a glut.
All grades of tobacco continue in active demand with prices generally satisfactory, the average price being the highest of the season.
The seasons have been good for handling tobacco, and good sales are expected again next week:
Lugs, common..... \$5.00 @ \$5.60
Lugs, good..... 6.00 @ 7.75
Leaf, common..... 6.00 @ 7.75
Leaf, medium..... 7.75 @ 9.50
Leaf, good..... 9.50 @ 11.50
Leaf, fine..... 11.50 @ 15.00
Leaf, wrappers..... 15.00 @ 27.00

Danville Tobacco Market.
Danville, Va., January 25.—The sales of tobacco were large on the warehouse floors and in both color and quality. Low grades were in smaller supply and firmer in price. Generally good demand from all the different sources. On the whole the market is very active under firm prices and a good demand.
The retired market is quiet, no sales of large lots having been reported for several weeks past, and the business done is below the average.
The weather at present is favorable for large receipts of tobacco for next week.

Drakes Branch Tobacco Market.
[Special to The Times-Dispatch.]
Drakes Branch, Va., January 25.—Sales for

ACTIVE CITIES IN NORTH CAROLINA

Some of the "Down
Home" Towns and How
They are Hustling.

NOT BIG CITIES, BUT LIVE ONES

Greensboro and Its Industries.
Misleading Census Figures.
High Point South's Furniture
Centre—Winston-Salem
Tobacco Town—Ro-
manic Durham.

BY FRANK S. WOODSON,
Industrial Editor.

A short and somewhat hurried run through a small part of North Carolina, which I had the pleasure of making during the past week, has had the effect, if nothing more, to make me wonder why the Old North State ever acquired and subtitled of "Rip Van Winkle." It may be that away back yonder beyond the memory of anybody now living the old State was a little sleepy. It may possibly have at some time in the distant past experienced a twenty years' nap, but it did it has long since waked up. I judge it shook itself loose from its nap, if it ever really took one, just about the time its noble and ever patriotic people burst asunder the shackles and fetters placed upon them by the Reconstructionists of the sixties and early seventies, and it has not been to sleep since, industrially and commercially speaking.

I should not wonder if the boast I have somewhere heard that North Carolina is the real leader of the progressive and progressing Southern States, and is a mile ahead of the next best and a long way ahead of some of them in the matter of agricultural, industrial, and commercial development, is well founded. Anyhow, I saw convincing evidence of this fact in the vigorous cities I visited last week.

It is true that North Carolina has no very large cities like New York or Chicago, or even as large as Richmond, but it has many wide-awake, smaller cities and any number of big towns that are bustling with energy and push and business from the rising of every day's sun to the going down of the same and that are growing into cities as fast as any town on the map of the country, excepting the mushroom towns of some of the new Western settlements. I can speak from present personal knowledge of only such as I visited last week.

THE CITY BEAUTIFUL.

Greensboro, Insurance Headquarters,
Banks and Cotton Mills.
Greensboro, the city beautiful, is about as live a proposition as one could want to meet up with. The writer can well remember when the town was a mere station on the old North Carolina Central Railroad so far from the heart of the State as it is now, then it was a beautiful little town, had considerable retail business, schools and churches, a bank and the usual small shops, but was not regarded as very much of a business town.

The Greensboro of to-day is an educational centre, a banking centre, a cotton manufacturing centre, a wood and iron-working centre and a life and fire insurance centre, being the home of large life companies, four fire companies and two industrial health and accident companies. The city has five strong banks, a number of wholesale houses and any number of up-to-date retail stores, a magnificent system of public schools, two colleges, a great State agricultural college, a State college for colored people, a business college and two denominational colored colleges, a Keeley Institute and two other sanatoriums of a similar character.

Has Become Manufacturing Centre.

In manufacturing, the city is a leader. It has four of the largest cotton factories in the South, one of them being the largest denim mill in the world, and it goes on employing thousands of hands. The town also boasts of the largest terra cotta works in the South. The products of its other factories are furniture, wood-working machinery, laundry machinery, stoves, grate bars, automobile carriages and buggies. These, with the foundries, machine shops, boiler works, iron works, lumber manufactures, brick-yards, cigar factories, overall factories, flour mills, candy factories, etc., employ thousands of well-paid hands, who spend a sight of money in the town.

And yet Greensboro is a very small city as measured by miles and yards, for its limits have not been extended in thirty years, and thereby hang a tale.

Facts As to Population.

The corporate lines take in over four square miles, and within these corporate lines the census takers last year found 15,895 people, an increase over 1900 of 5,557, or 55 per cent. But these figures are misleading, for a real Greensboro can justly claim a population of over 25,000, as shown by actual figures, and the same actual figures show that within a circle of three miles, every part of which is reached by trolley lines, there are 35,000 people, who to all intents and purposes of trade and traffic and development are as much citizens of the city as if they resided in the heart of the town and did business on Elm Street. But as to the 7,000, who it is understood that the policy of the conservative citizens and officials of the town has always been to make good and attractive and comfortable a small area rather than to annex outlying territory, spread out over the half of a county and let it hang in a slipshod way. This policy has been carried to an extreme, and heretofore more of active energetic and business

(Continued on Fifth Page.)